

## **FINDINGS OF FACT**

Aray, LLC is the listed owner of the property located at 3028 Cedar Avenue S. in the City of Minneapolis. As the owner of this property Aray, LLC, in May of 2009, applied for and was awarded a rental license for the property. Aray, LLC, was listed as the owner of the property with Samrina Sabri listed as the Chief Operating Officer and was also listed as the person responsible for the maintenance and management of the property. Samrina Sabri's listed address on the rental license application was 3003 27<sup>th</sup> Avenue S., Minneapolis, MN.

On April 29, 2011, a rental licensing inspection was scheduled for 3028 Cedar Avenue S. and 3015 19<sup>th</sup> Avenue S. At that time a representative of the owner/property manager, Hamoudi Sabri, met the inspector at the 3015 19<sup>th</sup> Avenue S. property but the tenants did not allow the inspector access to inspect the property. The representative of the owner/property manager claimed that he did not receive notice of the inspection for the property at 3028 Cedar Avenue S. so the inspector agreed to reschedule the inspection.

The rental licensing inspection was rescheduled for May 17, 2011, and the inspector arrived at the property but neither the owner/property manager nor the tenants were present to allow the inspection to occur. The rental licensing inspection was then rescheduled for September 13, 2011. On September 13, 2011, the inspector arrived at the property but again neither the owner/property manager nor the tenants were present to allow the inspection to occur.

On September 14, 2011, a Director's Determination of Non-Compliance was issued to the owner and to the property manager informing them that they had until September 21, 2011, to allow the required inspections and that failure to allow the inspection may lead to the City Council moving to deny, revoke, or suspend the rental license for the property. The owner and property manager failed to contact the inspector to allow the required rental license inspection within the time period provided in the Director's Determination of Non-Compliance.

On June 10, 2011, a Director's Determination of Non-Compliance was issued to the owner informing the owner that the property was in violation of M.C.O. § 244.1910 (11) due to delinquent property taxes on the property. The owner was given 10 days to bring the property into compliance. The owner failed to bring the property into compliance and the owner continues to be delinquent in the payment of the property taxes at the property.

On October 12, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Aray, LLC and Samrina Sabri at the listed address of 2944 Cedar Avenue S., Minneapolis, MN. Notice was also sent to Aray, LLC in care of Hamoudi Sabri at the listed address of 3003 27<sup>th</sup> Avenue S., #400, Minneapolis, MN, and the property was posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which they failed to do.